

**KANAB CITY PLANNING COMMISSION MEETING
FEBUARY 7, 2012
KANE COUNTY COMMISSION CHAMBERS**

PRESENT: Chairman Arlon Chamberlain, Members Teresa Trujillo, Dennis Day, Dave Borup, Byard Kershaw, Jim Sorenson and Terril Honey, Staff Members Darrin Janes of Five County, Building Inspector Russ Keller and Attorney Greg Hardman. Commission Member Tom Avant absent.

Chairman Chamberlain opened the regularly scheduled meeting at 6:33 p.m.

STAFF REPORTS: Building Inspector Russ Keller informed the Commission that Warren Energy has submitted a site plan for review and they are moving forward based on a previously issued conditional use permit that was never terminated.

DISCUSS LANDSCAPING AROUND THE CUL-DE-SAC ON 100 EAST BY THE FIRE STATION: Building Inspector Russ Keller stated that the City is considering replacing existing lawn at the Fire Station and re-landscape it to match what the BLM has put in but the Fire Department would like to add some trees. The Commission expressed concern that a landscape plan is required for these changes. Staff will come back to this issue at the next meeting.

DISCUSS RELIGIOUS LAND USE ORDINANCE CHANGES FOR PUBLIC HEARING ON FEB. 21, 2012: Mr. Darrin Janes of Five County stated that the changes had been made and was ready to move forward with the Public Hearing on Feb. 21, 2012.

DISCUSS MANUFACTURING ZONE ORDINANCE CHANGES FOR PUBLIC HEARING ON FEB. 21, 2012: Attorney Greg Hardman suggested striking the word “smokestacks” in section 4-12 in the Land Use Ordinance. Member Jim Sorenson stated it’s better to leave the word or words out rather than have to define each word or give definitions which could get very complicated. With further discussion the members thought it would be best to strike the words “smokestacks”, “similar equipment required to operate and maintain the building”, “architectural features” and towers or others from section 4-12. Moving on to 21-3 Mr. Hardman thought it looked fine but needs to define what “smokestacks” is. Member Terril Honey thought it needed definitions of both “smokestacks” and “chimney”.

A motion was made by Member Honey and 2nd by Member Kershaw to adjourn. Motion passed unanimously. Member Avant absent.

CHAIRMAN